| 108.0 | 0002 | 0028.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,061,300 / 1,061,300 |
| | | | | | USE VALUE: | 1,061,300 / 1,061,300 |
| | | | | | ASSESSED: | 1,061,300 / 1,061,300 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 402 | | RIDGE ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | KECHEJIAN LINDA A & ANAHIS/TRS |
| Owner 2: | KECHEJIAN FAMILY TRUST OF 2015 |
| Owner 3: | |
| Street 1: | 402 RIDGE STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | KECHEJIAN LINDA A - |
| Owner 2: | - |
| Street 1: | 402 RIDGE STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .259 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1960, having primarily Vinyl Exterior and 3048 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R0 | LARGE LOT | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 11294.000 | 530,100 | | 531,200 | 1,061,300 |
| Total Card | 0.259 | 530,100 | | 531,200 | 1,061,300 |
| Total Parcel | 0.259 | 530,100 | | 531,200 | 1,061,300 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 348.24 /Parcel: 348.24

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID 108.0-0002-0028.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 530,100 | 0 | 11,294. | 531,200 | 1,061,300 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 511,600 | 0 | 11,294. | 531,200 | 1,042,800 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 511,600 | 0 | 11,294. | 531,200 | 1,042,800 | 1,042,800 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 469,400 | 0 | 11,294. | 531,200 | 1,000,600 | 1,000,600 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 469,400 | 0 | 11,294. | 455,300 | 924,700 | 924,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 469,400 | 0 | 11,294. | 424,900 | 894,300 | 894,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 469,400 | 0 | 11,294. | 364,200 | 833,600 | 833,600 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 389,800 | 0 | 11,294. | 326,300 | 716,100 | 716,100 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8491

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| KECHEJIAN LINDA | 65754-77 | | 7/20/2015 | Convenience | 1 | No | No | | |
| KECHEJIAN ANTRA | 65754-69 | | 7/20/2015 | Convenience | 1 | No | No | | |
| DARDENO VANDA A | 48255-28 | | 9/29/2006 | | 710,000 | No | No | | |
| | 18829-86 | | 1/1/1988 | | 1 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/5/2017 | 1312 | New Wind | 38,850 | C | | | | |
| 10/20/2003 | 903 | Re-Roof | 5,800 | | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/4/2018 | Meas/Inspect | BS | Barbara S |
| 2/28/2009 | Meas/Inspect | 372 | PATRIOT |
| 2/6/2007 | MLS | MM | Mary M |
| 11/29/1999 | Inspected | 197 | PATRIOT |
| 10/27/1999 | Measured | 256 | PATRIOT |
| 8/22/1991 | | KT | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 11294 | | Sq. Ft. | Site | | 0 | 70. | 0.67 | 4 | | | | | | | | | 531,175 | | | | | | 531,200 | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 69124 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

User Acct: 69124
GIS Ref:
GIS Ref:
Insp Date: 10/04/18
!8491!

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 07:25:33 |

## LAST REV

| Date | Time |
|---|---|
| 08/13/19 | 09:04:24 |
| apro | |

Patriot Properties Inc.

| Total AC/HA: | 0.25927 | Total SF/SM: | 11294 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 531,175 | Spl Credit | | Total: | 531,200 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 21 - Split Level | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1960 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Very Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | 1 | Rating: | Average |
| Frpl: | 2 | Rating: | Very Good |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | VG - Very Good | 4.6 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 4.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.17976785 |
| Const Adj.: | 1.00289965 |
| Adj $ / SQ: | 118.319 |
| Other Features: | 150069 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 555681 |
| Depreciation: | 25561 |
| Depreciated Total: | 530120 |

## COMMENTS

1 KIT IN BMT.

## RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

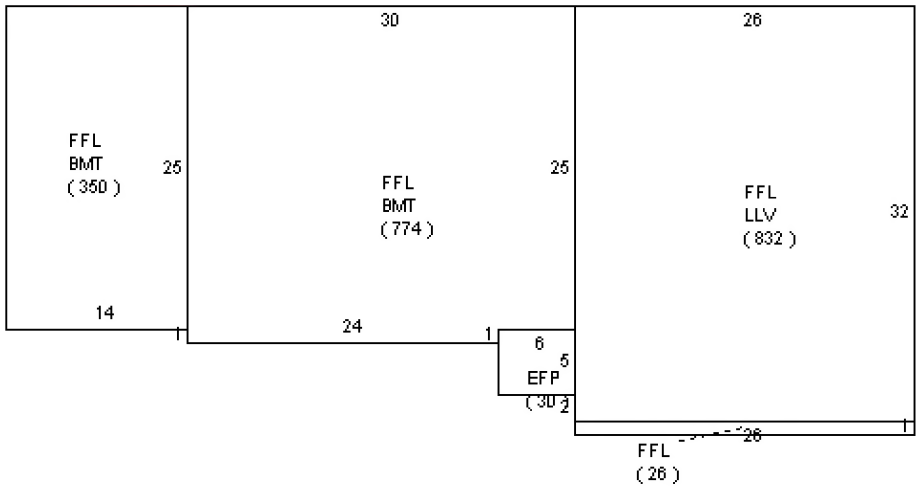
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

WtAv$/SQ: | AvRate: | Ind.Val

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 130.15 |
| Special Features: | 0 | Val/Su Net: | 133.59 |
| Final Total: | 530100 | Val/Su SzAd | 267.46 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 1,982 | 118.320 | 234,508 |
| BMT | Basement | 1,124 | 58.640 | 65,910 |
| LLV | Lower Level | 832 | 63.090 | 52,494 |
| EFP | Enclos Porch | 30 | 72.810 | 2,184 |

Net Sketched Area: 3,968 | Total: 355,096

Size Ad 1982 | Gross Area 3968 | FinArea 3048

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 80 | G | |
| LLV | 100 | FLA | 20 | G | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

## PARCEL ID

108.0-0002-0028.0

## SPEC FEATURES/YARD ITEMS

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: